001.0	0001	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	897,300	/	897,300
USE VALUE:	897,300	/	897,300
ASSESSED:	897,300	/	897,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59	-61	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LADNY DEBORAH A/LIFE ESTATE
Owner 2:	KEENAN KAREN/LIFE ESTATE
Owner 3:	
Street 1:	59-61 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LADNY DEBORAH A --ETAL -
Owner 2:	KEENAN KAREN -
Street 1:	59-61 THORNDIKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,002 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2688 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D	Swr	Sewer	10.	Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4002.000	464,700	500	432,100	897,300
Total Card	0.092	464,700	500	432,100	897,300
Total Parcel	0.092	464,700	500	432,100	897,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.82 | /Parcel: 333.8

Legal Description

User Acct 199

GIS Ref

GIS Ref

Insp Date 08/25/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 001.0-0001-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	464,800	500	4,002.	432,000	897,300	897,300	Year End Roll	12/18/2019
2019	104	FV	360,800	500	4,002.	459,100	820,400	820,400	Year End Roll	1/3/2019
2018	104	FV	360,800	500	4,002.	334,800	696,100	696,100	Year End Roll	12/20/2017
2017	104	FV	338,300	0	4,002.	291,600	629,900	629,900	Year End Roll	1/3/2017
2016	104	FV	338,300	0	4,002.	248,400	586,700	586,700	Year End	1/4/2016
2015	104	FV	301,400	0	4,002.	243,000	544,400	544,400	Year End Roll	12/11/2014
2014	104	FV	301,400	0	4,002.	199,800	501,200	501,200	Year End Roll	12/16/2013
2013	104	FV	313,700	0	4,002.	190,100	503,800	503,800		12/13/2012

!18!

PRINT

Date	Time
12/10/20	15:55:06

LAST REV

Date	Time
10/23/17	12:27:17

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 18

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LADNY DEBORAH A	67492-86		6/24/2016	Convenience	1	No	No		
LADNY DEBORAH/E	23154-308		5/5/1993		1	No	No		F

USER DEFINED

Prior Id # 1:	199
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2014	546	Re-Roof	9,800					
3/1/1986	80	Redo Kit	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
6/19/2014	External Ins	PC	PHIL C
1/28/2009	Meas/Inspect	294	PATRIOT
9/20/1999	Meas/Inspect	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4002		Sq. Ft.	Site		0	80.	1.35	1									432,050						432,100	

Total AC/HA:	0.09187	Total SF/SM:	4002	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	

Total: 432,050 | Spl Credit | Total: 432,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	3 - Aluminum	50	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08713567
Const Adj.:	0.99188077
Adj $ / SQ:	183.313
Other Features:	101971
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	628973
Depreciation:	166049
Depreciated Total:	462924

COMMENTS

2 HTG SYSTEMS ONE OIL THE OTHER IS GAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1986
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

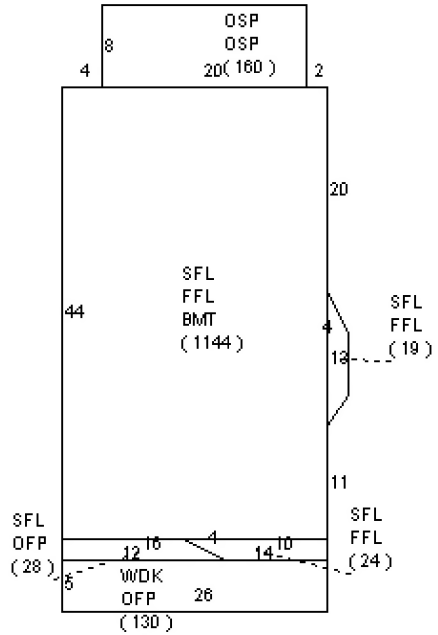
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
94	083.0-0002-0003.0		9/4/1998	279,500
90	001.0-0001-0025.0		5/15/1998	283,000
90	085.0-0002-0003.0		8/6/1998	275,000
90	026.0-0002-0013.0		10/26/1998	255,000
90	044.0-0006-0005.0		6/26/1998	263,000
89	040.0-0003-0003.0		7/1/1998	284,000

WtAv$/SQ:		AvRate:	90.5	Ind.Val	290737.5690

Juris. Factor:		Before Depr:	183.31
Special Features:	1800	Val/Su Net:	111.87
Final Total:	464700	Val/Su SzAd	193.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,215	183.310	222,725
FFL	First Floor	1,187	183.310	217,592
BMT	Basement	1,144	63.930	73,136
OSP	Screen Porch	320	23.630	7,561
OFP	Open Porch	158	26.720	4,222
WDK	Deck	130	13.580	1,766

Net Sketched Area:	4,154	Total:	527,002
Size Ad	2402	Gross Are	4154	FinArea	2688
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0001-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	D	S	1	4	A	AV	2005	500.00	T	11.2	104			1,800			1,800
2	Frame Shed	D	Y	1	6X6	A	AV	2008	0.00	T	8.8	104						
19	Patio	D	Y	1	10X10	A	AV	2000	6.00	T	15.2	104			500			500

More:	N	Total Yard Items:	500	Total Special Featues:	1,800	Total:	2,300